

Connecticut Municipal Development Authority (CMDA)

Board of Directors Special Meeting

Thursday, September 25, 2025; 12:30 pm

Virtual

Board Members Present: Chairperson Felix Reyes; Vice Chairperson Seila Mosquera-Bruno; Sara Amato; Laura Francis; Kiley Gosselin; Paul Hinsch; Laoise King; Brendan Mahoney; Lisa Morrissey; Matt Pugliese* and Jessica Vonashek**

Board Members Absent: Jack Benjamin; Emma Cimino; Alexandra Daum; Karen Dubois-Walton

* Matt Pugliese left the meeting before the vote on item 11.

**Jessica Vonashek entered the meeting after the vote on item 2.

CMDA Staff Present: David Kooris; Emily Hultquist

1. Meeting Call to Order and Roll Call

The meeting started at 12:32 PM

2. Approval of Minutes from July 17, 2025 Meeting

The motion to approve the minutes was made by Laura Francis and seconded by Matt Pugliese.

3. Public Comment

4. Executive Director Report

5. Budget Report

6. Action to Approve Amended Bylaws

The motion to approve the amended Bylaws was combined with the approval of the amended Operating Procedures and the amended Ethics Policy. The motion to approve these three items was made by Felix Reyes and seconded by Laura Fancis. The motion passed unanimously.

7. Action to Approve Amended Operating Procedures

The motion to approve the amended Operating Procedures was combined with the approval of the amended Bylaws and the amended Ethics Policy. The motion to approve these three

items was made by Felix Reyes and seconded by Laura Fancis. The motion passed unanimously.

8. Action to Approve Amended Ethics Poilcy

The motion to approve the amended Ethics Policy was combined with the approval of the amended Operating Procedures and the amended Bylaws. The motion to approve these three items was made by Felix Reyes and seconded by Laura Fancis. The motion passed unanimously.

9. Action to Approve MOU with CRDA

The motion to approve the MOU with CRDA was made by Felix Reyes and seconded by Laoise King. The motion passed with three abstentions by Matt Pugliese, Paul Hinsch and Seila Mosquera-Bruno.

10. Action to Approve a Memorandum of Agreement with the Borough of Naugatuck

The motion to approve the memorandum of agreement with the Borough of Naugatuck was made by Felix Reyes and seconded by Sara Amato. The motion passed unanimously.

11. Action to Approve a Memorandum of Agreement with the City of Derby

The motion to approve the memorandum of agreement with the Borough of Naugatuck was made by Felix Reyes and seconded by Paul Hinsch. The motion passed unanimously.

12. Adjournment

The motion to adjourn was made by Laura Francis and seconded by Kiley Gosselin. The Board adjourned at 1:46 PM.